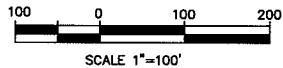


VICINITY MAP
1"=2000±



CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	71°00'59"	140.18'	113.10'	N24°51'37"W	131.36'
C2	39°11'57"	91.06'	133.10'	N08°57'08"W	89.28'

LINE TABLE		
LINE	LENGTH	BEARING
L1	27.05	N18°02'07"W
L2	83.57	N01°32'28"W
L3	45.38	S01°32'28"E
L4	35.21	S01°55'51"E
L5	15.34	S37°42'44"E
L6	76.30	S37°42'44"E
L7	23.94	S01°47'13"E
L8	28.70	S01°32'28"E
L9	167.90	S28°38'01"W
L10	15.58	S44°02'50"E

LEGEND

- INDICATES CONTROL CORNER FOUND AS NOTED HEREON
- INDICATES BOUNDARY MONUMENT FOUND AS DESCRIBED HEREON

SURVEY NOTES

- THE BASIS OF BEARINGS WAS ASSUMED TO BE NORTH 0016°17' EAST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 19, BETWEEN THE MONUMENTS AS SHOWN AND DESCRIBED HEREON.
- CLOSURE: Closing line: N.03°58'08"W., 0.01'
Latitude: 0.01'
Departure: 0.00'
Perimeter: 6,427.50' Error of Closure Ratio: 1:452,583
AREA: Mapcheck: 1,144,988.90 square feet, or 26.2853 acres

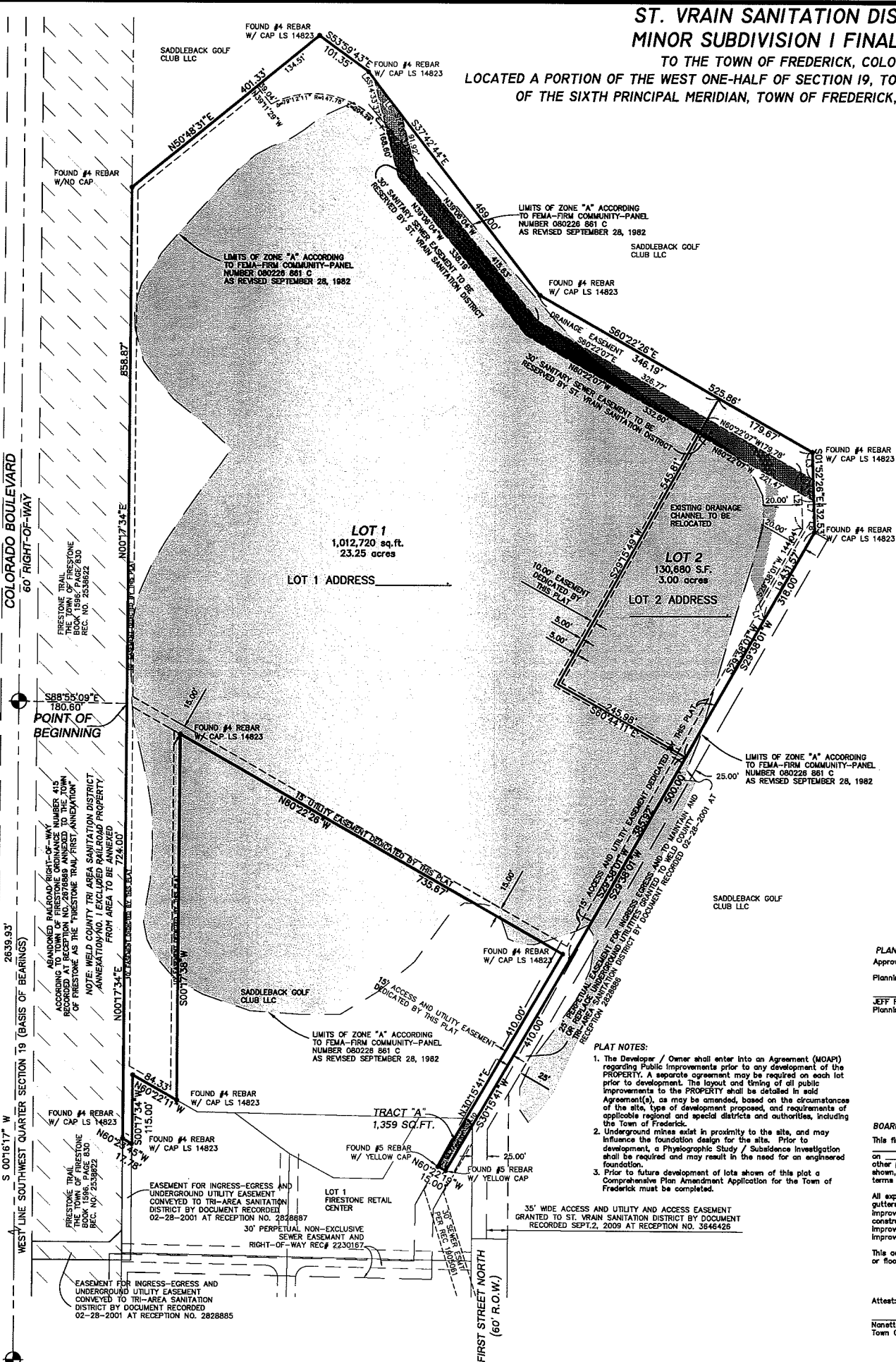
NOTICE: According to Colorado law, you MUST commence any legal action based on any defect in this survey within THREE years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than TEN years from the date of the certification shown hereon.

SURVEYORS CERTIFICATE

I, Michael J. DeDecker, a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that the Final Plat Map shown hereon is a correct Delineation of the Parcel of Land described hereon.
I further certify that this Final Plat Map and Legal Description were prepared under my personal supervision and in accord with applicable State of Colorado requirements on this 7th day of July, 2009.

Michael J. DeDecker PLS 20676
for and on behalf of
CDS Engineering Corp.

SE CORNER SECTION 19, T.2N., R.67W.
FOUND #8 REBAR W/ 2-1/2" ALUM. CAP BY
PLS 22578 DATED 1995 W MON. BOX
ACCORDING TO A MONUMENT ACCEPTED BY THE
STATE BOARD OF REGISTRATION SEPT. 7, 1999



ST. VRAIN SANITATION DISTRICT MINOR SUBDIVISION I FINAL PLAT

TO THE TOWN OF FREDERICK, COLORADO
LOCATED A PORTION OF THE WEST ONE-HALF OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 67 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FREDERICK, WELD COUNTY, COLORADO

OWNERSHIP STATEMENT

Know all men by these presents that ST. VRAIN SANITATION DISTRICT being the owner of certain lands in Frederick, Colorado, described herein, have caused said land to be first platted into lots, tracts, blocks, streets and easements as shown hereon under the name of ST. VRAIN SANITATION DISTRICT MINOR SUBDIVISION I and do hereby dedicate to the public such public streets, public rights-of-way, public easements and other places designated or described for public uses as shown hereon and other such easements shown hereon for the purposes and to the extent named on easement, or responsible for the services and/or utilities for which the easements are established are hereby granted the perpetual right of ingress and egress from and to adjacent properties for the purposes named on the easement for the installation, maintenance and replacement of utility lines and related facilities, the public streets, public rights-of-way, public easements, other places designated or described for public use shown hereon and the electric and sewer and water distribution systems to be installed in the subdivision are dedicated and conveyed to the town of Frederick, Colorado in the simple absolute, with marketable title, for public use and purposes, all conditions, terms and specifications designated or described herein shall be binding on the owner, its heirs, successors and assigns, the signature of any representative of any partnership or corporate entity indicates that all required partnership or corporate approvals have been obtained.

A portion of the West One-half of Section 19, Township 2 North, Range 67 West of the Sixth Principal Meridian, Weld County, Colorado, being all of Parcel I, II, and Parcel IV as described in a Bargain and Sale Deed recorded February 28, 2008 at Reception Number 3535158, more particularly described as follows: Considering the West line of said Southwest Quarter as bearing North 00°16'17" East between the monuments shown and described hereon, with all bearings contained herein relative thereto; Commencing at the Southwest Corner of said Section 19; thence North 00°16'17" East, along the West Line of the Southwest Quarter of said Section 19, a distance of 2,639.52 feet to the Northwest Corner of the Southwest Quarter of said Section 19; thence North 00°16'17" East, along the West Line of said Southwest Quarter of said Section 19, a distance of 2,639.93 feet to the Northwest Corner of the Southwest Quarter of said Section 19; thence South 88°55'09" East, a distance of 180.60 feet to a point on the East Right-of-way line of the Union Pacific Railroad, said point being the POINT OF BEGINNING; thence North 00°17°34" East, along said East Right-of-way line, a distance of 858.87 feet; thence departing said East Right-of-way line, North 50°48'31" East, a distance of 401.33 feet; thence South 53°59'43" East, a distance of 101.35 feet; thence South 37°42'44" East, a distance of 469.00 feet; thence South 60°22'26" East, a distance of 525.88 feet; thence South 01°52'28" East, a distance of 132.53 feet; thence South 29°38'01" West, a distance of 318.00 feet; thence continue South 29°38'01" West, a distance of 500.00 feet; thence South 30°15'41" West, a distance of 410.00 feet; thence North 60°22'19" West, a distance of 15.00 feet; thence North 30°15'41" East, a distance of 410.00 feet; thence North 60°22'26" West, a distance of 735.87 feet; thence South 00°17°38" West, a distance of 609.00 feet; thence North 60°22'11" West, a distance of 84.32 feet; thence South 00°32'30" West, a distance of 115.00 feet; thence North 60°23'45" West, a distance of 17.78 feet to a point on the East Right-of-way line of the Union Pacific Railroad; thence North 00°17°34" East, along said East Right-of-way line, a distance of 724.00 feet to the POINT OF BEGINNING.

Containing 1,144,970 square feet or 26.28 acres, more or less.

BY: _____

AS: _____
OF ST. VRAIN SANITATION DISTRICT
State of Colorado }
County of Weld } ss

The foregoing dedication was acknowledged before me this _____ day of _____
20____ AD, by _____ AS _____ OF ST. VRAIN
SANITATION DISTRICT.

My commission expires _____

Notary Public _____

PLANNING COMMISSION CERTIFICATE OF APPROVAL

Approved by the Frederick Planning Commission this _____ day of _____ 2009 with
Planning Commission Resolution _____

JEFF ROEHRIG Planning Commission Chairman Kathy Larson Planning Commission Secretary

BOARD OF TRUSTEES CERTIFICATE OF APPROVAL

This final plat map of the St. Vrain Sanitation District Minor Subdivision I is approved and accepted by Ordinance No. _____ passed and adopted at the regular meeting of the Board of Trustees of Frederick, Colorado, held on _____ 2009, the dedications of public streets, public rights-of-way, public easements and other places designated or described for public uses as shown hereon, such other easements shown hereon for the purposes shown, and the electric and water distribution systems to be installed in the subdivision, are hereby accepted. All conditions, terms and specifications designated or described herein shall be binding on the owner, its heirs, successors and assigns.

All expenses incurred with respect to improvements for all utility services, paving of streets, grading, landscaping curbs, gutters, sidewalks and walkways, road lighting, road signs, flood protection devices, drainage structures and other improvements that may be required to service subdivision shall be the responsibility of the owner(s) and not the town. The construction of improvements benefiting the subdivision and the assumption of maintenance responsibility for said improvements by the Town or other entities shall be subject to a separate memorandum of agreement for public improvements.

This acceptance of the Final Plat does not guarantee that the soil conditions, subsurface conditions, groundwater conditions or flooding conditions of any lot shown hereon are such that a building permit be issued for that lot.

Attest: _____

Nonette S. Fornoff
Town Clerk

Eric E. Doering
Mayor

DATE	RECORD OF ISSUE	BY	CK	APP
07/07/09	SUBMITTAL	ISSUE	MJD	
10/08/09	ADRESSED	COMMENTS	MJD	
10/13/09	INCREASED	LOT 2 TO 3 AC		

Engineering
Corporation



165 2nd St. S.V. Loveland, Colorado 80537 Tele: (970) 657-8010
"Consulting Engineers and Professional Construction Managers"
CIVIL / STRUCTURAL ENGINEERING, GEOTECHNICAL AND FOUNDATION ENGINEERS
LAND AND NATURAL PLANNING, LAND AND CONSTRUCTION SURVEYS
DAMS AND RESERVOIRS, SOILS / CONCRETE / ASPHALT TESTING AND FIELD INSPECTION

ST. VRAIN SANITATION DISTRICT
MINOR SUBDIVISION
PART SOUTHWEST QUARTER SECTION 19, T.2N.
R.67W., WELD COUNTY, COLORADO

DESIGNED	MJD
DRAWN	MJD
CHECKED	
APPROVED	
DATE	MARCH 29, 2009
MODEL	
SCALE	as shown
PROJECT NO.	P09-4946
REVISION NO.	
DRAWING NO.	SHEET 1 OF 1